

150 & Ward PDP Application Comment Response Letter

March 25th, 2025

RE: 150 & Ward PDP Application
PL2024319

Dear Mr. Scott Ready,

Below are the responses to the comments previously provided by city staff on 2/18/2025 regarding the Preliminary Development Plan Application PL2024319 re-submitted on 2/10/2025. Application has been previously sent:

CITY TRAFFIC REVIEW

1. Staff will need an updated Developer's Agreement that states that a new Traffic Study will be required with each new phase and a signal warrant will be evaluated at that time. Once the signal warrants are met, the developer will be required to construct the signal and all require improvements, i.e. turn lanes, pedestrian facilities, etc. at that time.
 - a. **Acknowledged. Per conversations with the owner and city staff, the concurrent drafting of an updated Developer's Agreement will NOT impact the PDP approval and will not impact this submittal.**

CITY PLANNING REVIEW

1. Revise the modification request letter and remove the parking. Technically a modification is not being requested since an alternate parking plan is being proposed.
 - a. **The modification request letter has been revised. See attached.**
2. Revise the modification request letter for item 3 – the justification of not including sidewalks just because of the neighbors does not seem to fully encompass previous conversations such as the proposed topography which would result in difficulty constructing the sidewalks and ensuring they comply with ADA.
 - a. **The modification request letter has been revised. See attached.**
3. For the modification related to roof top equipment, would you be open to an inset screening option? So the parapet would not need to be raised all around but an additional form of screening would be applied to the rooftop. If that is doable, then staff will be able to support the modification as we have similarly in the past.

If not, then we will need more information such as a section from the alternate view, currently you provided a north/south section cut with an east/west view and vantage points. We would need the same for a north/south view. From there, we would be able to determine staff support on that modification.

- a. **We have provided an additional site section. There is now a section cutting both**

north-south and East-west thru elevator building which has the rooftop units.

4. I noticed a PDF of the legal description was submitted initially, staff will need to include this in the ordinance, so please provide either a word document or a PDF with copyable text.
 - a. A word document of the legal description has been provided. See attached.

CITY ENGINEERING REVIEW

1. All required engineering plans and studies, including water lines, sanitary sewer, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
 - a. Acknowledged.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
 - a. Acknowledged.
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
 - a. Acknowledged.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan/Engineering Plans.
 - a. Acknowledged.
5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
 - a. Acknowledged.
6. Any cut and/or fill operations, which cause public infrastructure to exceed the maximum/minimum depths of cover shall be mitigated by relocating the infrastructure vertically and/or horizontally to meet the specifications contained within the City's Design and Construction Manual.
 - a. Acknowledged.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick J. Joyce".

Patrick J. Joyce, P.E.
Sr. Project Manager | Kimley-Horn and Associates, Inc.